



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
December 4, 2018 1:30pm

6. APPLICATION: Schoedinger Funeral Home | Development Plan

Project Number: 201810310049

Location: Located at 4242 Hoover Road, just east of the Kingston Avenue and Hoover Road intersection (PID 040-005551)

Zoning: PUD-C (Planned Unit Development- Commercial)

GroveCity2050 Future Land Use Designation: Suburban Living, Low Intensity

Proposal: A development plan for an 11,961 square foot funeral home to relocate the existing Schoedinger Funeral Home business.

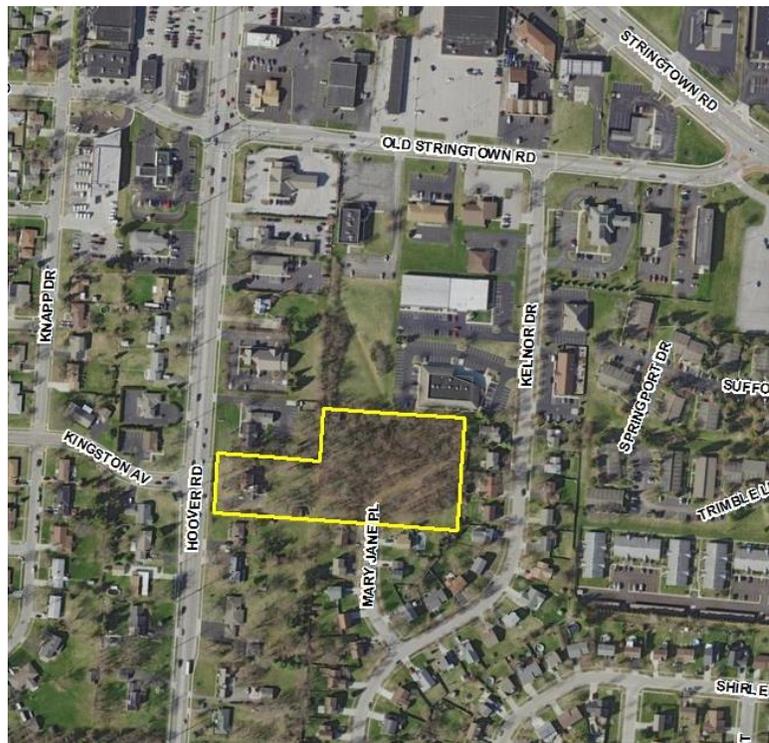
Applicant: Jackson B. Reynolds III, Smith & Hale LLC, 37 West Broad Street, Suite 460, Columbus, Ohio 43215

Relevant Plans, Policies, and Code Section(s):

- 1135.14, Zoning Districts and Regulations – Planned Unit Development District
- C-54-18 – Schoedinger Funeral Home Zoning Text
- GroveCity2050 Community Plan – Future Land Use and Character Map

Project Summary

The applicant is requesting approval of a development plan for an 11,961 funeral home at 4242 Hoover Road (Parcel 040-005551). Schoedinger Funeral Home, currently located in the Town Center, is proposing to relocate to the new facility, which will provide only funeral services on site. The building is proposed to be finished primarily in brick with masonry accents and will have a pitched, shingled roof to blend in with the surrounding single-family residences and offices. Although, the GroveCity2050 Community Plan Future Land Use and Character Map recommends this site be used as “Suburban Living, Low Intensity”, which primarily lists single-family residential as a recommended use with civic, institutional, and parks/open space as secondary uses, staff believes that the proposed funeral home will provide a transition between the residential properties to the south and the office/commercial properties to the north.



The proposed layout and usage of the site meets the Schoedinger Funeral Home zoning text, which City Council approved at the November 19, 2018 meeting.

Site Plan

The 3.59-acre site is proposed to be accessed from a single 24-foot curb cut off of Hoover Road, at the Hoover Road and Kingston Avenue intersection. Improvements, including a fourth intersection signal arm and restriping of Hoover Road, will be needed for traffic entering and exiting the site. All access drives are proposed to be 24 feet in width throughout the site; however, staff has concerns with vehicles parking along the southern drive adjacent to the building and recommends adding no-parking signs along this portion of the drive to ensure that traffic can properly circulate around the development. Parking and drive aisles comply with the 20-foot setback from all property lines, with the exception of a drive aisle leading to the northeast corner of the building, which is setback approximately 15-feet from the property line. Staff is supportive of granting a deviation to permit the reduced setback, as both the proposed use and the use to the north are service uses and are considered to be compatible, which requires a 10-foot setback in code.

The building will be located in the front portion of the site and will have a portico area in the rear and a covered terrace overlooking a water feature in the front. The site has been designed to provide a larger setback to the adjacent residential properties, to the east and south, and smaller setbacks to the north from the office and commercial properties.

A stormwater basin is proposed in the southeast corner/rear of the lot, to the east to the parking lot. The applicant is proposing to provide parking blocks for each of the spaces along the pond, as well as metal decorative fencing to further separate the pond from the parking lot. While staff is supportive of having a barrier between the pond and parking spaces, it should be reinforced, per standard drawing C-GC-96, to provide greater protection from cars entering the pond.



Landscaping

A variety of landscaping is proposed on the site to create an aesthetically pleasing development, while providing screening from the adjacent residential properties. Additionally, plans show that the existing tree stand in the northeast corner of the site will be preserved. The south and east property line, where the tree stand is not preserved, will be landscaped with evergreen trees (Norway and Serbian Spruces) and Lacebark Elms. Shrubs are also proposed along the residential lots including Emerald Green Arborvitae

and Miss Kim Korean Lilacs. A line of trees and shrubs are proposed to screen the north side of the parking lot from the office and commercial sites to the north. Landscaping beds are proposed around the building with different grasses, perennials, and shrubs as well as five Slender Silhouette Sweetgum trees around the structure. Each parking island is proposed to have one Green Vase Zelkova tree. The ground sign is proposed to be landscaped with a combination of evergreen shrubs and perennials.

Each of the ponds are proposed to have a variety of landscaping. The front water feature will be landscaped with grasses, perennials, and shrubs such as Victoria Falls German Iris, Feather Reed Grass, and Blue Star Junipers. Some additional trees are proposed at the site's frontage including Doctor Merrill Magnolias and River Birches to add some additional interest around the front and water feature. The rear detention pond will feature landscaping including Mohican Viburnums, Gro Low Fragrant Sumac and Victoria Falls German Irises.

While there are trees near the location of the dumpster enclosure, no plantings are shown around the enclosure. Plantings at three feet in height and spaced a maximum of five feet apart are needed around the three sides of the enclosure.

Buildings

The proposed building will be 11,961 square feet in size with a portico in the rear and a covered terrace (totaling 2,485 square feet) in the front. The building will be one story and have a maximum height of 29 feet. It is proposed to be finished primarily in brick veneer (Meridian "Driftwood #56-D") with cultured stone (Boral Texas "Ivory #10-C") accents used as a watertable on all sides of the structure, on each proposed column, and surrounding the front entryways. The front terrace is proposed to have two glass entry ways into the building and black metal fencing around it. The roof is proposed to be pitched, with dimensional fiberglass asphalt shingles (GAF Timberline "Williamsburg Slate").

The dumpster enclosure is proposed to have a stone veneer base and brick veneer walls, both matching that used on the building, with stained 100 percent wood gates.



Proposed West/Front Elevation

Parking

A total of 162 parking spaces are proposed in the rear of the site including four ADA spaces. This meets the minimum parking requirement in the Zoning Text for the site that requires one space per each 150 square feet of building area or at least 80 spaces. Each parking space is proposed to be 162 square feet in size (9' by 18'), which meets the square footage and dimensions for parking spaces in the Zoning Text. All striping on site is proposed to be white.

Lighting

A photometric plan has been provided meeting the minimum 0.5 footcandle requirement for all pedestrian and vehicular areas. Lighting is proposed to be reduced to zero footcandles along all adjacent properties. Different lighting fixtures are proposed between the front and rear of the site. Lighting in the front portion of the site, visible from Hoover Road, will be black, decorative, downcast LED fixtures utilizing the bell shaped fixture as has been used on other nearby sites including the Grove City Center for Dentistry and Kiourtsis Orthodontist office. Lighting for the parking lot in the rear portion of the site is proposed to be downcast LED fixtures. The proposed color for these fixtures is not indicated and staff would be supportive of them being black in color.

Signage

The existing sign utilized at the current Schoedinger Funeral Home site on Broadway is proposed to be reused as the ground sign for the proposed development at the entrance to the site from Hoover Road. This sign is approximately seven feet in height with a 28 square foot sign face. The sign features a silver (“brushed aluminum”) background and dark blue lettering and accents that are internally lit. The sign’s base is masonry which is similar in style to the proposed cultured stone on the building. Staff is supportive of the proposed sign as it will match the materials on the building and meet the requirements for signage in the Schoedinger Zoning Text.

GroveCity2050 Guiding Principles Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City’s community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these 5 Guiding Principles:

(1) The City’s small town character is preserved while continuing to bring additional employment opportunities, residents and amenities to the community.

Finding is Met: Staff believes that the proposed development will be beneficial to the surrounding area as it will provide a transition between the residential sites to the south and the office and commercial sites to the north. Additionally, the building will utilize design elements and building materials similar to those utilized on area structures both commercial and residential.

(2) Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.

Finding is Met: Staff believes the proposed development will create an attractive site, through quality materials and site design. The proposed building will utilize brick and cultured stone elements which match the architectural style of area development to provide an appropriate transition for the area.

(3) Places will be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.

Finding Can Be Met: The applicant is proposing an entry/exit onto Hoover Road, at the Hoover Road and Kingston Avenue intersections. A fourth intersection signal arm and some restriping of Hoover Road are shown on plans to ensure safer traffic circulation into and exiting the site.

(4) Future development that will preserve, protect and enhance the City’s natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.

Finding is Met: The applicant is proposing landscaped areas throughout the site as well as the preservation of a portion of the tree stand in the northeast corner of the property.

(5) Development provides the City with a net fiscal benefit.

Finding is Met: The relocation of the Schoedinger Funeral Home will not only allow for an expansion of the existing business but will also provide a site for redevelopment in the city's Town Center that could be used to increase employment and mixed-use space in the community.

Analysis

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications for Planned Unit Development districts by applying the eight (8) findings.

(1) The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.

Finding is Met: Although the GroveCity2050 Future Land Use and Character Map recommends this site be used primarily as single-family residential (under the "Suburban Living, Low Intensity" recommended land use classification), staff believes that the site's proposed service use will provide an appropriate transition between the existing residential sites to the south and the existing commercial and office spaces to the north.

(2) Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.

Finding is Met: The proposed plans are in compliance with the approved Zoning Text aside from a requested deviation to the parking and drive aisle setback from the north property line. Staff is supportive of the requested deviation as it will only affect the drive aisle leading to the northeast corner of the building and because the property to the north is zoned as a compatible district (PSO), it would typically require only a 10-foot setback.

(3) Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.

Finding is Met: Because the site to be developed is located at a signalized intersection, plans show the addition of a fourth intersection signal arm to be installed to complete the intersection and allow for safe access to and from the site. Plans also show restriping a portion of Hoover Road to create a designated left turn lane into the site from Hoover Road.

(4) The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.

Finding is Met: The proposed funeral service use provides an appropriate transition between the commercial and office uses located to the north and the single-family residences to the south of the site and is in conformance with the approved zoning text for the site. Moreover, plans show extensive landscaping to screen the development from adjacent residences to reduce any potential negative impacts from the development.

(5) Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.

Finding is Met: In order to safely access the site, plans show improvements to the intersection of Hoover Road and Kingstone Avenue including the installation of a fourth signal arm and restriping a portion of Hoover Road to include a new left turn lane into the site.

(6) Existing and proposed utility services are adequate for the proposed development.

Finding is Met: The existing and proposed utility services are adequate for the proposed development. Further examination of proposed utilities will occur with the site improvement plan (final engineering plans).

(7) Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.

Finding is Met: Adequate parking, landscaping and utilities are proposed to create a desirable and stable environment, in compliance with the approved zoning text for the site.

(8) The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.

Finding is Met: The proposed project, including building, parking spaces, landscaping and utilities can be completely developed within seven years.

Recommendation

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following deviation and stipulations.

1. A deviation shall be granted to allow for a 15-foot parking and drive aisle setback from the north property line as shown on plans.
2. Reinforced fencing shall be provided between the row of parking and the proposed detention pond as per standard drawing C-GC-96.
3. Plantings shall be provided around the dumpster enclosure per the requirements of Section 1136.08 for the screening of service structures.
4. All lighting fixtures on the site shall be black in color.